

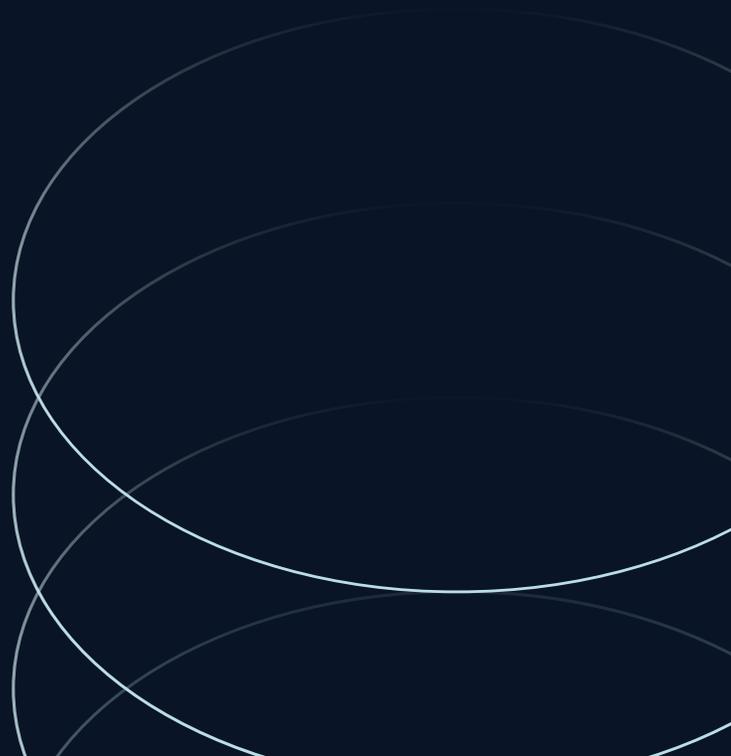
Price Reduced



 **JLL** SEE A BRIGHTER WAY

For Sale or Lease

7390 S Creek Road
4,209 SF



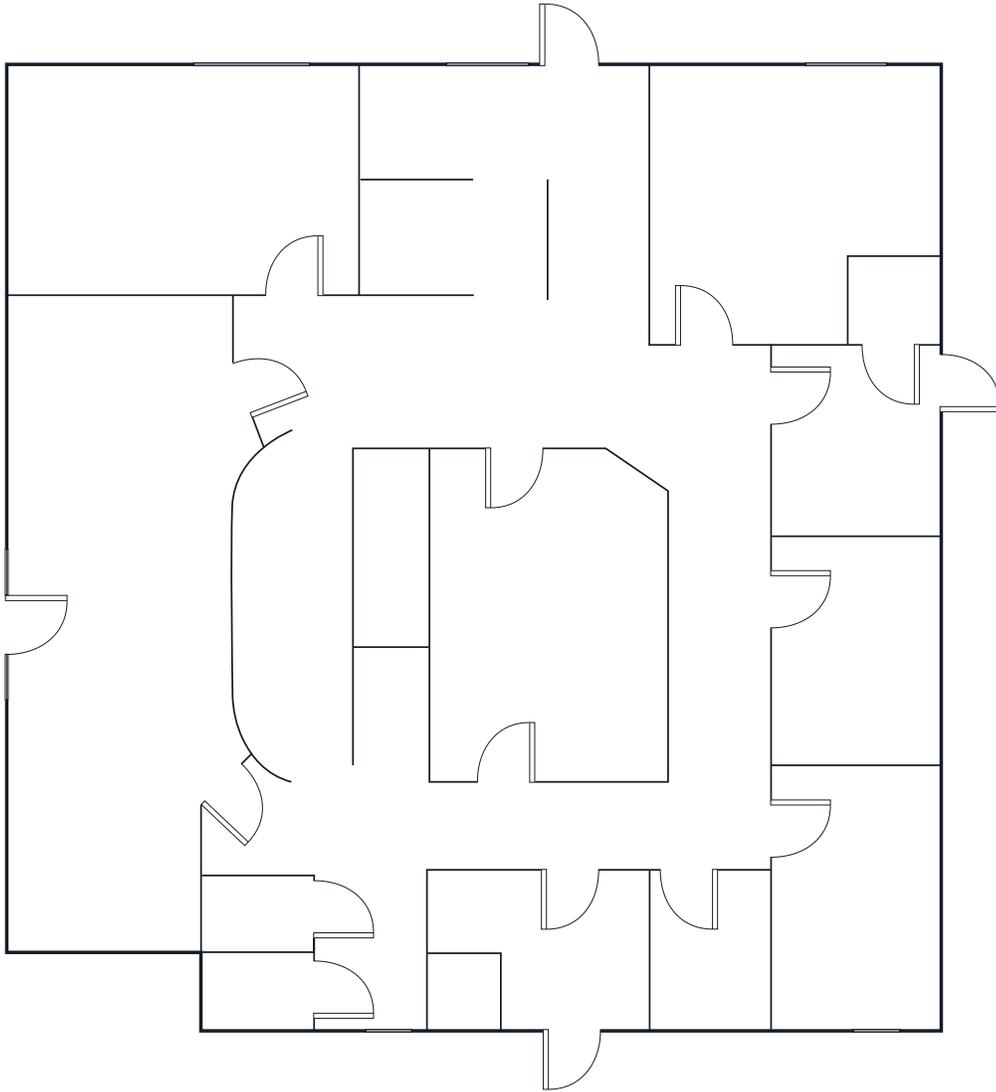
Building specification

7390 Creek Road is a prime Class A property built in 2003, offering both medical and office compatibility. Situated along Union Park Avenue, it boasts high visibility and convenient freeway access. The building features high-end finishes throughout and is equipped with modern amenities, including fiber optic connectivity.

Its strategic location is complemented by nearby dense housing and a variety of amenities, making it an attractive option for businesses seeking a well-appointed and accessible workspace in a thriving area.



Site plan



4,209 SF (2,863 within space and 1,346 basement storage)



Built in 2003



High exposure along Union Park Avenue



Purchase price: ~~\$1,050,000 (\$250/SF)~~
\$900,000 (\$214/SF)



Lease Rate: Office Space \$24.00 FS / Storage Space \$10.00 FS



Class A finishes



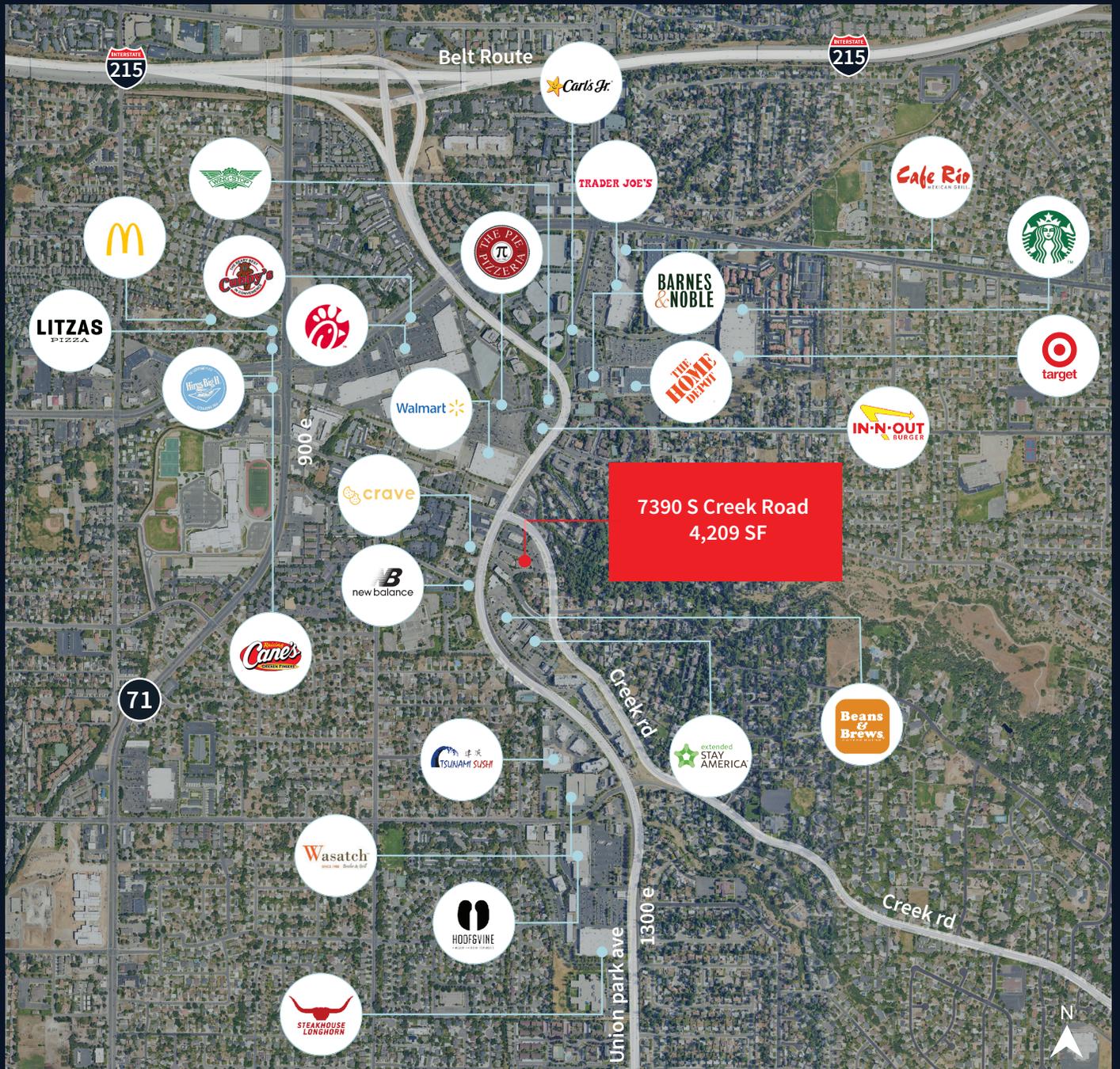
Fiber optic connectivity



Dense housing and amenities nearby



Medical and office compatible



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